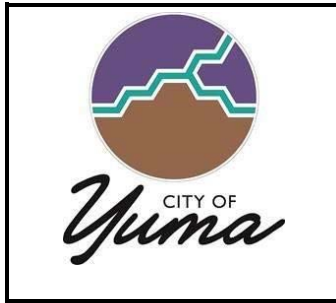


Notice of Public Hearing of the Planning & Zoning Commission of the City of Yuma

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Planning & Zoning Commission of the City of Yuma and to the general public that the Planning & Zoning Commission will hold a hearing open to the public on August 9, 2021, at 4:30 p.m. at the Arizona Western College Building 3C, Schoening Conference Center 2020 South Avenue 8E Yuma, AZ.



Agenda

**Planning and Zoning Commission Meeting
Arizona Western College, Building 3C, Schoening
Conference Center 2020 South Avenue 8E Yuma, AZ
Monday, August 9, 2021, 4:30 p.m.**

A. CALL TO ORDER

- B. CONSENT CALENDAR** – All items listed under the consent calendar will be approved by one motion. There will be no separate discussion of these items unless the Commission or a member of the audience wishes to speak about an item.

B.1 APPROVAL OF MINUTES –

July 12, 2021

B.2 WITHDRAWALS BY APPLICANT – NONE

B.3 TIME EXTENSIONS – NONE

B.4 CONTINUANCES –

ZONE-35433-2021: This is a request by Dahl, Robins, and Associates, on behalf of the Palms RV Resort Development, Inc., to rezone approximately 7.8 acres from the General Commercial (B-2) District to the Recreational Vehicle Subdivision (RVS) District, for the property located at the southeast corner of E. 32nd Street and S. Michigan Avenue, Yuma, AZ. (Continued to November 22, 2021)

B.5 APPROVALS –

ZONE-35018-2021: This is a request by Shelly Gillman, on behalf of Mallappa Neelappa, for a rezone of two properties: (1) a 0.60 acre property from the Transitional (TR) District to the Medium Density Residential (R-2) District, for the property located at 2186 W. 24th St.; (2) a 0.58 acre property from the Limited Commercial (B-1) District to the Medium Density Residential (R-2) District, for the property located at 2212 W. 24th St., Yuma, Arizona.

C. ACTION ITEMS- NONE

D. PUBLIC HEARINGS –

D.1 GP-34714-2021: This is a General Plan Amendment request by Nicklaus Engineering, Inc. on behalf of Perricone Heritage Properties, to change the land use designation from Medium Density Residential to Commercial for approximately 10.8 acres for property located east of the northeast corner of Araby Road and Interstate 8. (This is the first of two public hearings.)

D.2 GP-34792-2021: This is a General Plan Amendment request by Dahl, Robins and Associates on behalf of Smoketree Desert Land LLC, to change the land use designation from Low Density Residential to Medium Density Residential for approximately 26.96 acres for property located at the northeast corner of 40th Street and Avenue 7E. (This is the first of two public hearings.)

E. INFORMATION ITEMS

E.1 STAFF

E.2 COMMISSION

E.3 Public – Members of the public may address the Planning and Zoning Commission on matters that are not listed on the Commission agenda. The Planning & Zoning Commission cannot discuss or take legal action on any matter raised unless it is properly noticed for discussion and legal action. At the conclusion of the call to the public, individual members of the Commission may respond to criticism made by those who have addressed the Commission, may ask staff to review a matter or may ask that a matter be placed on a future agenda. All Planning & Zoning Commission meetings are recorded.

ADJOURN

In accordance with the Americans with Disabilities Act (ADA) and Section 504 of the Rehabilitation Act of 1973, the City of Yuma does not discriminate on the basis of disability in the admission of or access to, or treatment or employment in, its programs, activities, or services. For information regarding rights and provisions of the ADA or Section 504, or to request reasonable accommodations for participation in City programs, activities, or services contact: ADA/Section 504 Coordinator, City of Yuma Human Resources Division, One City Plaza, Yuma, AZ 85364; (928) 373-5125 or TTY (928) 373-5149.

Notice is hereby given, pursuant to the Yuma City Code, Title 15, Chapter 154, Section 02.01, that one or more members of the Planning and Zoning Commission may participate in person or by telephonic, video or internet conferencing. Voting procedures will remain as required by the Yuma City Charter and other applicable laws.

The Commission may vote to hold an executive session for the purpose of obtaining legal advice from the Commission's attorney on any matter listed on the agenda pursuant to A.R.S. § 38-431.03(A)(3).

Planning and Zoning Commission Meeting Minutes
July 12, 2021

A regular meeting of the City of Yuma Planning and Zoning Commission was held on Monday July 12, 2021, at the City of Yuma Council Chambers, One City Plaza, Yuma, Arizona.

PLANNING AND ZONING COMMISSION MEMBERS present were Chairman Chris Hamel, and Commissioners Lorraine Arney, Gregory Counts, Joshua Scott, Branden Freeman, Barbara Beam arrived at 5:35 p.m. Vice-Chairman Fred Dammeyer was absent.

STAFF MEMBERS present included Scott McCoy, Assistant City Attorney; Alyssa Linville, Assistant Director DCD; Alexis Garcia, Assistant Planner and Alejandro Marquez, Administrative Assistant.

Chairman Chris Hamel called the meeting to order at 4:30 p.m., and noted there was a quorum present.

CONSENT CALENDAR

MINUTES – June 28, 2021

WITHDRAWALS BY APPLICANT – None

CONTINUANCES – None

APPROVALS – None

Motion by Arney, second by Counts, to APPROVE the Consent Calendar as presented. Motion carried unanimously, (5-0) with two absent.

Hamel noted that Commissioner Barbara Beam has joined the meeting at 5:35 p.m.

Action Items –

ZONE-35268-2021: *This is a request by The City of Yuma for a Zoning Code Text Amendment to amend Title 15, Chapter 154, Article 10 and Article 16 to update provisions related to residential density and parking in the Old Town (OT) Zoning District.*

Alyssa Linville, Assistant Director DCD, summarized the staff report and recommended **APPROVAL.**

QUESTIONS FOR STAFF

None

APPLICANT/APPLICANT'S REPRESENTATIVE

None

PUBLIC COMMENT

Jim D. Smith, 221 S. 2nd Avenue, Yuma, AZ, stated that the Text Amendment was in response to a particular project in the downtown area for which Smith had previously filed an appeal and he felt that this was in favor of a particular developer. **Smith** then stated that he was against the proposed Text Amendment and urged the Commission not to change the parking requirements and the residential density that are currently in place in the Old Town Zoning District.

Lenore Stewart, 204 & 206 Madison Avenue, Yuma, AZ, stated that she was in agreement with Smith, and also was against the proposed Text Amendment.

Christine McConnaughay, 331 S. Madison Ave. Yuma, AZ, stated that she was the owner of multiple properties in the downtown area, and that all of her tenants had complained about the parking. **McConnaughay** then stated that she had applied to change the parking requirement for one of her properties but was denied by the City.

Ricky Good, 38 W. 2nd Street, Yuma, AZ, also stated that he was in agreement with Smith, and that there will be a parking issue in the downtown area if they build an apartment complex with no on-site parking requirements. **Good** then urged the Commission not to pass the Text Amendment.

Arney asked staff if it was the intention of the developer to build an apartment complex with no additional parking.

Linville then asked McCoy if staff was allowed to talk about the property Arney was referring to since it was not on the agenda.

Scott McCoy, Assistant City Attorney, stated that the Text Amendment was district wide, not for a specific property.

Arney stated that parking in the downtown area was an issue, and that parking should be a requirement for new development.

Beam asked if there were not going to be any more parking requirements according to the proposed Text Amendment.

Linville replied that the Text Amendment pertains to the Main Street Mall and Maintenance District, not all of Old Town, the properties that are along Main Street and adjacent to Main Street that are already pay into the district, and utilize the public parking. **Linville** then stated the parking amendment did not apply to all of Old Town.

Beam then stated the Text Amendment opens up opportunity to develop more of the downtown area, and maybe even build a parking garage.

Linville commented that this request was in keeping with City Council's vision for the downtown area and that new residential development was something the City Council believed will increase re-investment in the Old Town District, which could include the construction of a parking garage,

McCoy then stated one of the reasons for the Text Amendment was to not make the residents of the Main Street Mall and Maintenance District have to double pay into the maintenance of the parking; regarding the density, the amendment applies district wide, but the parking exemption only applies to the Maintenance District.

Hamel stated he did not think the Text Amendment was intended to facilitate other development projects, the intent was only for the growth of the downtown area.

Hamel called for a motion.

Hamel then asked McCoy for a recommendation on how to proceed since no motion was made, and asked if the meeting should be continued to the next Planning & Zoning meeting.

Commissioner Counts stated that he would like to hear from more business owners about the parking issues, and then commented that there was a parking problem in the downtown area.

McCoy replied that the failure to make a motion results in an unfavorable recommendation to the City Council. **McCoy** then stated that if the Commission wanted to continue the hearing to a different date they would need to make a motion.

Beam stated that there was enough information available to make a decision and not ask for a continuance.

Freeman stated by continuing the meeting to a different date it would allow more of the public to make more comments.

Counts then asked Smith if he would be able to attend the August 9th P & Z meeting. **Smith** replied that he would not be able to make that meeting. **Counts** then asked Linville when the next hearing date was. **Linville** replied August 23rd. **Smith** the stated that he would be to attend the August 23rd meeting.

Beam asked if the public was contesting certain development projects or all development projects not required to provide on-site parking. **McConnaughay** replied they are contesting no on-site parking for all development projects.

Hamel asked McCoy if the Commission was going to vote on the change of the Text Amendment not the parking requirements. **McCoy** replied that was correct.

Beam asked Linville what was the City's vision on parking in the downtown area. **Linville** replied that with residential development and the revitalization of the downtown area there is the potential for a parking garage.

Freeman asked if the Text Amendment did not pass would developers have an option to get a Variance for parking requirements. **Linville** replied yes.

Motion by Counts, second by Freeman to DENY ZONE-35268-2021. Motion carried (5-1), with Beam voting Nay and one absent.

INFORMATION ITEMS

Staff

None

Commission

None

Public

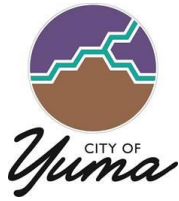
None

ADJOURNMENT

Hamel adjourned the meeting at 5:12 p.m.

Minutes approved this _____ day of _____, 2021

Chairman



STAFF REPORT TO THE PLANNING AND ZONING COMMISSION
DEPARTMENT OF COMMUNITY DEVELOPMENT
COMMUNITY PLANNING DIVISION
CASE TYPE – REZONE
CASE PLANNER: CHAD BROWN

Hearing Date: August 9, 2021

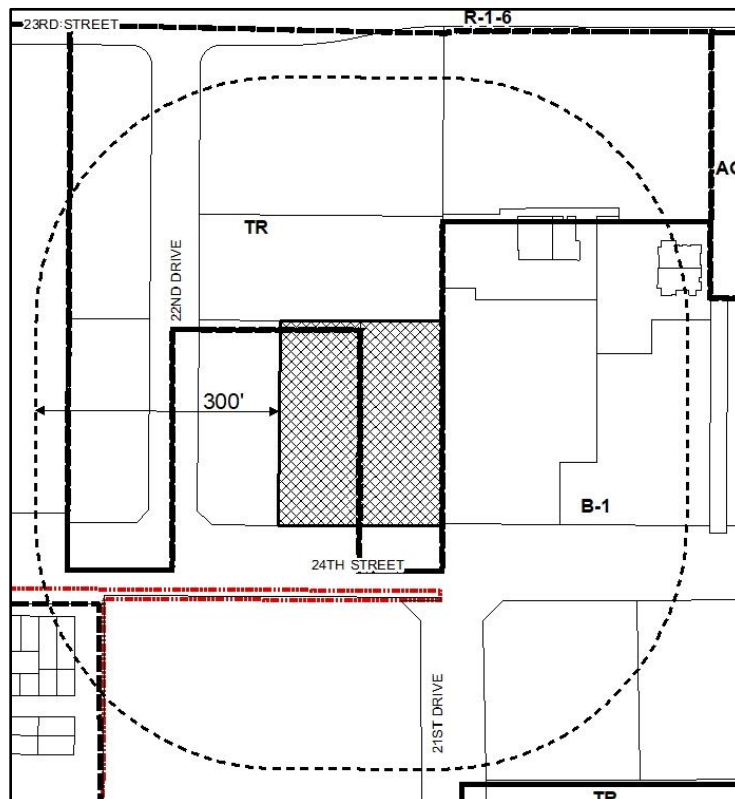
Case Number: ZONE-35018-2021

Project Description/Location:

This is a request by Shelly Gillman, on behalf of Mallappa Neelappa, for a rezone of two properties: (1) a 0.60 acre property from the Transitional (TR) District to the Medium Density Residential (R-2) District, for the property located at 2186 W. 24th St.; (2) a 0.58 acre property from the Limited Commercial (B-1) District to the Medium Density Residential (R-2) District, for the property located at 2212 W. 24th St., Yuma, Arizona.

	Existing Zoning	Use(s) on-site	General Plan Designation
Site	Limited Commercial (B-1) /Transitional (TR)	Vacant Parcels	Mixed Use
North	Transitional (TR)	Multi-Unit Medical Building	Mixed Use
South	Limited Commercial (B-1)	Storage Max	Mixed Use
East	Limited Commercial (B-1)	Multi-Unit Medical Building	Mixed Use
West	Limited Commercial (B-1)	Vacant	Mixed Use

Location Map



Prior site actions: Annexation: June 1, 1979 (Ord. No. 1829); Rezone: July 17, 2021 (Ordinance No. 2017); February 7, 1987 (Ordinance No. 2346).

Staff Recommendation: Staff recommends **APPROVAL** of the rezoning from the Limited Commercial (B-1) District and the Transitional (TR) District to the Medium Density Residential (R-2) District, subject to the conditions shown in Attachment A.

Suggested Motion: Move to **APPROVE** Rezone ZONE-35018-2018 as presented, subject to the staff report, information provided during this hearing, and the conditions in Attachment A.

Effect of the Approval: By approving the rezone, the Planning and Zoning Commission is recommended approval to City Council for the request to rezone from the Limited Commercial (B-1) District and the Transitional (TR) District to the Medium Density Residential (R-2) District for the properties located at 2186 W. 24th St and 2212 W. 24th St., subject to the conditions outlined in Attachment A, and affirmatively finds that the request is in conformance with the City of Yuma General Plan.

Staff Analysis: The proposed rezone encompasses two parcels. One parcel, identified as 2212 W. 24th St. is zoned Limited Commercial (B-1) District and the second parcel identified as 2186 W. 24th St. is zoned Transitional (TR) District. Both properties once featured commercial development, however, in 2012 all structures were demolished and the properties now sit vacant.

The proposed rezone to go from Limited Commercial (B-1) and Transitional (TR) District to Medium Density Residential (R-2) is a permitted action as the General Plan designation is Mixed Use. The intent of this rezone is to change the zoning district from commercial to residential in order to develop the two lots into a residential subdivision.

All properties immediately adjacent to the proposed rezone are commercial in nature, however there are single-family homes further north of the subject property and there are many residences within a half mile.

There are three planning actions that have taken place on the subject properties over the years.

1. On July 17th 1981 multiple properties were rezoned from Agriculture (AG) to Business "A" District ordinance (Z81-13).
2. On August 14, 1984 a rezone was requested to change multiple properties into General Commercial B-2) District, however during the presentation to the Planning and Zoning Commission the commission decided not to vote on the proposed rezone. Instead, the Commission directed staff to develop a text amendment to allow "mini warehouses" in the Agricultural (AG) District.
3. In February 7, 1987 a request was received to rezone from the Agriculture (AG) to the Transitional (TR) District (Z86-33).

1. Does the proposed zoning district conform to the Land Use Element?

Yes.

Land Use Element:									
Land Use Designation:				Mixed Use					
Issues:				None					
Historic District:	Brinley Avenue		Century Heights		Main Street		None	X	
Historic Buildings on Site:		Yes		No	X				

2. Are there any dedications or property easements identified by the Transportation Element?

No.

FACILITY PLANS						
Transportation Master Plan	Planned	Existing	Gateway	Scenic	Hazard	Truck
24 th St.—Minor Arterial	50 FT H/W ROW	50 FT H/W ROW				X
Bicycle Facilities Master Plan	Proposed bike route					
YCAT Transit System	Bus route 95					
Issues:	None					

3. Does the proposed rezoning of the property conform to the remaining elements of the general plan?

Yes.

Parks, Recreation and Open Space Element:									
Parks and Recreation Facility Plan									
Neighborhood Park:	Existing: Victoria Meadows Park				Future: Victoria Meadows				
Community Park:	Existing: Ponderosa Parks, Yuma Valley Park				Future: Yuma Valley Community Park Phase 2				
Linear Park:	Existing: East Main linear Park				Future: East Main Canal Linear Park				
Issues:	None								
Housing Element:									
Special Need Household:	N/A								
Issues:	None								
Redevelopment Element:									
Planned Redevelopment Area:	N/A								
Adopted Redevelopment Plan:	North End:		Carver Park:		None:	X			
Conforms:	Yes		No		N/A				
Conservation, Energy & Environmental Element:									
Impact on Air or Water Resources	Yes		No	X					
Renewable Energy Source	Yes		No	X					
Issues:	None								
Public Services Element:									

Population Impacts Population projection per 2013-2017 American Community Survey Police Impact Standard: 1 officer for every 530 citizens; Water Consumption: 300 gallons per day per person; Wastewater generation: 100 gallons per day per person		<table border="1"> <tr> <th colspan="2">Dwellings & Type</th> <th rowspan="2">Projected Population</th> <th rowspan="2">Police Impact</th> <th colspan="2">Water Consumption</th> <th rowspan="2">Wastewater Generation</th> </tr> <tr> <th>Maximum</th> <th>Per Unit</th> <th>GPD</th> <th>AF</th> </tr> <tr> <td>10</td> <td>1.7</td> <td>17</td> <td>0.03</td> <td>5,100</td> <td>5.7</td> <td>1,700</td> </tr> <tr> <td>Minimum</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>5</td> <td>1.7</td> <td>9</td> <td>0.02</td> <td>2,550</td> <td>2.9</td> <td>850</td> </tr> </table>		Dwellings & Type		Projected Population	Police Impact	Water Consumption		Wastewater Generation	Maximum	Per Unit	GPD	AF	10	1.7	17	0.03	5,100	5.7	1,700	Minimum							5	1.7	9	0.02	2,550	2.9	850
Dwellings & Type		Projected Population	Police Impact	Water Consumption				Wastewater Generation																											
Maximum	Per Unit			GPD	AF																														
10	1.7	17	0.03	5,100	5.7	1,700																													
Minimum																																			
5	1.7	9	0.02	2,550	2.9	850																													
Fire Facilities Plan:	Existing: No. 4		Future: No. 4																																
Water Facility Plan:	Source:	City	X	Private	Connection:	12" VCP																													
Sewer Facility Plan:	Treatment:	City	X	Septic	Private	Connection: 16" AC																													
Issues:	None																																		
Safety Element:																																			
Flood Plain Designation:	X		Liquefaction Hazard Area:		Yes	No X																													
Issues:	None																																		
Growth Area Element:																																			
Growth Area:	Araby Rd & Interstate 8		Arizona Ave & 16 th St		Avenue B & 32 nd St.																														
	North End	Pacific Ave & 8 th St	Estancia		None	X																													
Issues:	None																																		

4. Does the proposed rezoning conform to the adopted facilities plan?

Yes.

5. Does the proposed rezoning conform to Council's prior approval of rezonings, development agreements or subdivisions for this site?

Yes.

External Agency
Comments:

Attachment C.

Neighborhood Meeting
Comments:

No Meeting Required.

Proposed conditions delivered to applicant on: 6/21/21

Final staff report delivered to applicant on: 6/21/21

Attachments

A	B	C	D	E
Conditions of Approval	Agency Notifications	Agency Comments	Site Photos	Aerial Photo

Prepared By: 
Chad Brown
Associate Planner

Chad.Brown@yumaaz.gov

Date: 6/21/21
(928)373-5000, x 3038

Approved By: 
Alyssa Linville
Assistant Director Community Development

Date: 06/18/2021

ATTACHMENT A
CONDITIONS OF APPROVAL

The following conditions have been found to have a reasonable nexus and are roughly proportionate to the impact of the proposed rezone for the site:

Community Development Comments: Alyssa Linville, Assistant Director Community Development, (928) 373-5000, x 3037:

1. The conditions listed below are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner's signature on the application for this land use action request takes the place of the requirement for a separate notarized and recorded "Waiver of Claims" document.
3. The Owner shall submit to the City of Yuma, for recordation, a signed and notarized Avigation Easement on the property acknowledging potential noise and overflight of aircraft from both daily and special operations of the Marine Corps Air Station and the Yuma International Airport.

Community Planning, Chad Brown, Associate Planner, (928) 373-5000 x 3038

4. Each of the conditions listed above shall be completed within two (2) years of the effective date of the rezoning ordinance or prior to the issuance of a Building Permit, Certificate of Occupancy or City of Yuma Business License for this site, whichever occurs first. If the conditions of approval are not completed within the above timeframe then the rezone shall be subject to ARS § 9-462.01.


Any questions or comments regarding the Conditions of Approval as stated above should be directed to the staff member who provided the comment. Name and phone numbers are provided.

ATTACHMENT B AGENCY NOTIFICATIONS

- Legal Ad Published: **The Sun** (6/4/21)
- 300' Vicinity Mailing: (5/10/21)
- 34 Commenting/Reviewing Agencies noticed: (5/13/21)
- Hearing Date: (6/28/21)
- Comments due: (5/24/21)


External List (Comments)	Response Received	Date Received	"No Comment"	Written Comments	Comments Attached
Yuma County Airport Authority	YES	5/17/20	X		
Yuma County Engineering	NR				
Yuma County Public Works	NR				
Yuma County Water Users' Assoc.	YES	5/12/21	X		
Yuma County Planning & Zoning	NR				
Yuma County Assessor	YES	5/12/21		X	
Arizona Public Service	NR				
Time Warner Cable	NR				
Southwest Gas	NR				
Qwest Communications	NR				
Bureau of Land Management	NR				
YUHS District #70	NR				
Yuma Elem. School District #1	NR				
Crane School District #13	NR				
A.D.O.T.	YES	5/11/21	X		
Yuma Irrigation District	NR				
Arizona Fish and Game	YES	5/12/21	X		
USDA – NRCS	NR				
United States Postal Service	NR				
Yuma Metropolitan Planning Org.	NR				
El Paso Natural Gas Co.	NR				
Western Area Power Administration	YES	5/12/21	X		
City of Yuma Internal List (Conditions)	Response Received	Date Received	"No Conditions"	Written Conditions	Comments Attached
Police	NR				
Parks & Recreation	NR				
Development Engineer	NR				
Fire	NR				
Building Safety	NR				
City Engineer	NR				
Traffic Engineer	NR				
MCAS / C P & L Office	YES	5/20/21	X		
Utilities	NR				
Public Works	NR				
Streets	NR				

ATTACHMENT C
AGENCY COMMENTS



Tony Holzer <Tony.Holzer@yumacountyaz.gov>
RE: Request for Comments ZONE-35018-2021

To: Brown, Chad - Associate Planner

 You replied to this message on 6/4/2021 8:57 AM.

Neither of these parcels are under the ownership of Mallappa Neelappa. Per recorded deed under the Fee #2012-13265, they are owned by Elks Lane Plaza, LLC and have been since 2012 . Neither of the parcels can be located by the addresses you have given me. Those addresses do not exist. The east parcel has a situs address of 2150 W. 24th Street and can be identified by the APN #664-61-099. The west parcel has a situs address of 2170 W. 24th Street and it can be identified by the APN #664-61-100.

The Assessor's office has no comments or concerns regarding the proposed change in zoning.

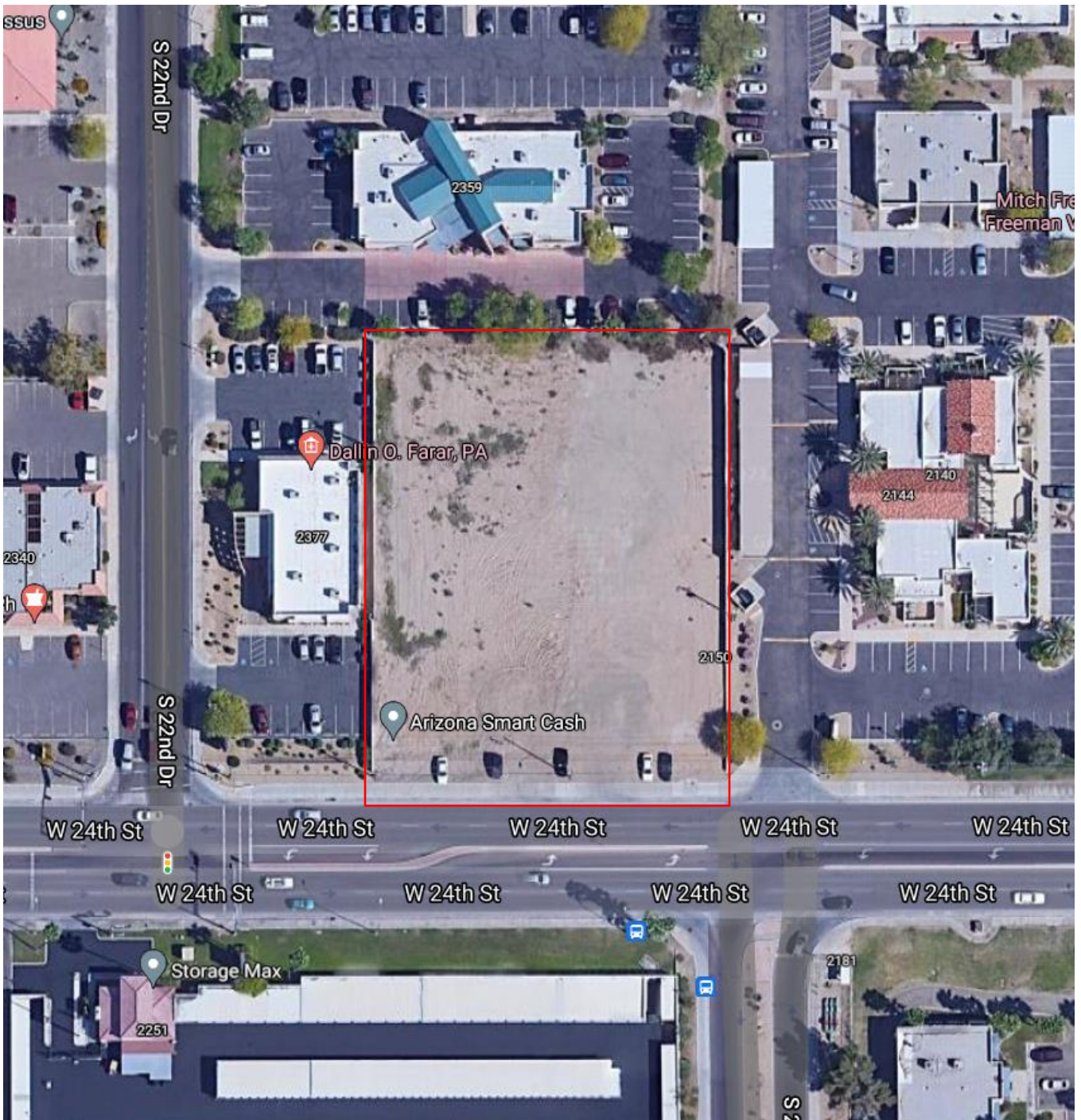
William A. (Tony) Holzer
Chief Deputy Assessor
Office of the Yuma County Assessor
192 S. Maiden Lane, 3rd Floor
Yuma, Arizona 85364

RELATIONSHIP OF THE PROPERTY OWNER TO THE OWNERSHIP ENTITY TITLES WAS SUPPLIED. THE ADDRESS ISSUE QUESTION WAS REVIEWED AND UPDATED BY THE CITY OF YUMA GEOGRAPHIC INFORMATION SYSTEMS DEPARTMENT, THE ADDRESSES CURRENTLY ON CITY RECORD WILL BE MAINTAINED.

ATTACHMENT D
SITE PHOTOS



ATTACHMENT E
AERIAL PHOTO



Red rectangle illustrates the location of the proposed rezone.



STAFF REPORT TO THE PLANNING AND ZONING COMMISSION
DEPARTMENT OF PLANNING AND NEIGHBORHOOD SERVICES
COMMUNITY PLANNING
CASE TYPE – GENERAL PLAN AMENDMENT
Case Planner: Jennifer Albers

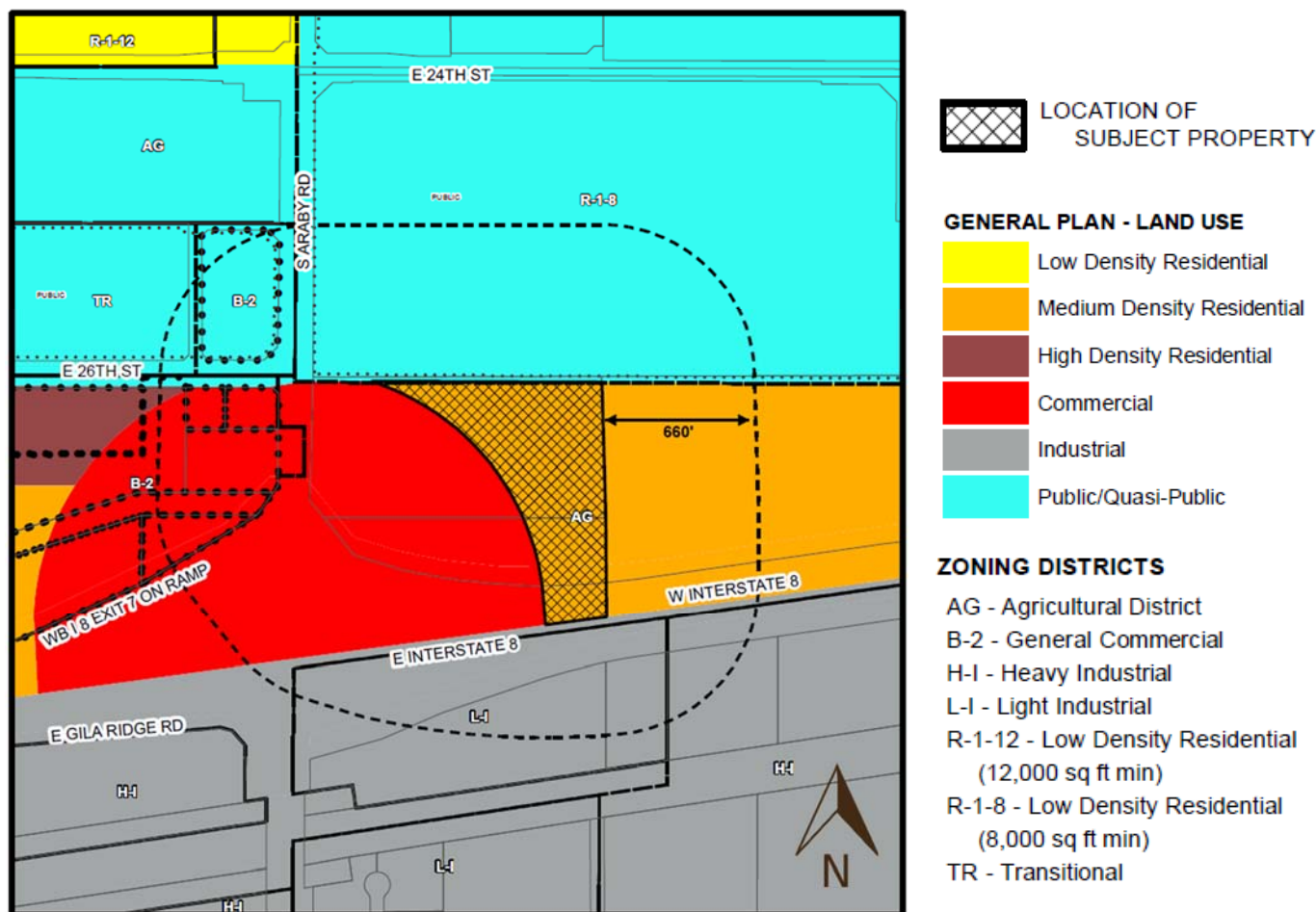
Hearing Date: August 9th, 2021

Case Number: GP-34714-2021

Project Description/Location: This is a General Plan Amendment request by Nicklaus Engineering, Inc. on behalf of Perricone Heritage Properties, to change the land use designation from Medium Density Residential to Commercial for approximately 10.8 acres for property located east of the northeast corner of Araby Road and Interstate 8.

	Existing Zoning	Use(s) on-site	General Plan Designation
Site	Agriculture (AG)	Undeveloped	Medium Density Residential and Commercial
North	Low Density Residential (R-1-8)	Undeveloped	Public/Quasi-Public
South	Light Industrial (L-I)	Interstate 8	Industrial
East	Agriculture (AG)	Undeveloped	Medium Density Residential
West	General Commercial (B-2)	Circle K and future hospital	Commercial

Location Map



Prior site actions: Annexation Ordinance O99-29 July 2, 1990

Staff Recommendation: Staff recommends the Planning and Zoning Commission take public comment at this, the first of two public hearings. The second public hearing will be held on August 23, 2021.

Suggested Motion: Move to close the first public hearing on this general plan amendment request.

Staff Analysis: This is a General Plan Amendment request by Nicklaus Engineering, Inc. on behalf of Perricone Heritage Properties, to change the land use designation from Medium Density Residential to Commercial for approximately 10.8 acres for property located east of the northeast corner of Araby Road and Interstate 8.

The existing Medium Density Residential land use designation supports the following types of zoning: Medium Density Residential (R-2 and R-2-5), Recreation Vehicle Subdivision (RVS), Manufactured Home Subdivision (MHS) and Manufactured Home Park (MHP).

The proposed Commercial land use designation supports the following types of zoning: Transitional (TR), Limited Commercial (B-1), General Commercial (B-2), Business Park (BP), and Planned Shopping Center (PSC).

The applicant's intent in changing the land use designation is to support the development of a retail site under a future request for General Commercial (B-2) zoning.

Density

The current land use designation of Medium Density Residential would allow from 54 to 139 dwelling units to be constructed on the subject 10.8 acres. The requested Commercial land use designation is not expected to contain any residential dwellings.

Population

Information from the 2013-2017 American Community Survey provides data on population by housing unit type. The information shows an average household size of 2.8 persons per single-family dwelling in the City of Yuma. Comparing the densities allowed within the General Plan, the potential persons expected are:

- Medium Density Residential:
 - Minimum 54 homes – Expected population: 151
 - Maximum 139 homes – Expected population: 389
- Commercial: Zero homes - Expected population: 0

The 2010 Census identified that 20% of the population within the City of Yuma was between 5 and 17 years of age. Therefore, the expected school-age population is estimated at:

- Medium Density Residential:
 - Minimum expected population: 151 – School Age: 30
 - Maximum expected population: 389 – School Age: 78
- Commercial:
 - Expected population: 0 – School Age: 0

Transportation

The property is located east of Araby Road and south of the 26th Street alignment. According to the City of Yuma Transportation Master Plan, Araby Road operates at a

Level of Service (LOS) of C or above, meaning that there are stable conditions with movements somewhat restricted due to higher volumes but not objectionable to motorists. The Yuma Metropolitan Planning Organization identifies average annual daily traffic counts for 2018 as 12,597 vehicles on Araby Road adjacent to the property.

Housing

The Housing Element of the City of Yuma 2012 General Plan addresses the need to provide safe, decent, sanitary, and affordable housing for all residents. And specifically Objective 1.3 notes providing a variety of housing types:

Objective 1.3: Encourage a variety of housing types to meet all socioeconomic segments of the population, considering both full time and seasonal residents.

The land use designation change requested reduces the amount of land for Medium Density Residential but reducing the amount of Medium Density Residential by 10.8 acres will not have a significant impact on the elements of the plan.

1. Does the proposed amendment impact any elements of the General Plan?

No The elements of the General Plan will not be impacted by the proposed amendment.

Transportation Element:

FACILITY PLANS

Transportation Master Plan	Planned	Existing
26 th Street (alignment)	29 FT HW	0 FT HW
Araby Road – Minor Arterial	60 FT HW	75 FT HW
Interstate 8 - Interstate	100 FT HW	Varies

2. Does the proposed amendment impact any of the facility plans?

No The change in land use will not significantly impact any of the facilities plans.

3. Is the proposed amendment in conflict with Council's prior actions?

Yes This area has been designated with the Medium Density Residential land use designation since the adoption of the City of Yuma/Yuma County Joint Land Use Plan on September 12, 1996 (Resolution No. 96-38).

Scheduled Public Hearings:

<input checked="" type="checkbox"/>	City of Yuma Planning and Zoning Commission: August 9, 2021
<input type="checkbox"/>	City of Yuma Planning and Zoning Commission: August 23, 2021
<input type="checkbox"/>	City of Yuma City Council: September 18, 2021

Public Comments Received:

None Received

Agency Comments:

See Attachment A

Neighborhood Meeting Comments:

None Required

Attachments

A	B	C	D
Agency Comments	Staff Worksheet	Aerial Photo	Conceptual Plan

Prepared By:

Jennifer L. Albers, AICP,
Principal Planner, Planning and Neighborhood Services

Date:

7/22/21

Approved By:

Alyssa Linville,
Assistant Director, Planning and Neighborhood Services

Date:

07/26/2021

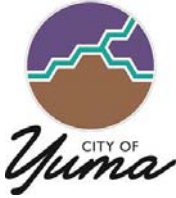
**ATTACHMENT A
AGENCY COMMENTS**

DATE:	5/19/21	NAME:	Ian Latella	TITLE:	Habitat Specialist
AGENCY:	AZGFD			PHONE:	928-580-0163
<i>Enter comments below:</i>					
<p>Prior to any ground disturbing activities, the Department would also like to encourage the City of Yuma to use the Online Environmental Review Tool (https://ert.azgfd.gov/) administered by the Department's Heritage Data Management System (HDMS). This tool is a useful resource that provides baseline information on special status species such as Arizona's Species of Greatest Conservation Need (SGCN) and Species of Economic and Recreational Importance (SERI).</p>					

DATE:	6/7/21	NAME:	Isabell Garcia	TITLE:	Development Coordinator
AGENCY:	ADOT Southwest District			PHONE:	(928) 317-2159
<i>Enter comments below:</i>					
<p>At the appropriate time (and the city may consider that it may be during the permitting process rather than the zoning process), the applicant will submit a traffic impact analysis identifying the effects of the proposed development on traffic along the state highway system, specifically, I-8 and SR 195 (begins at I-8, runs south, and is known locally as Araby Road). The ADOT Southwest District would like to review and comment on the analysis. Thank you.</p>					

DATE:	5/19/21	NAME:	Javier Barraza	TITLE:	Senior Planner
AGENCY:	Yuma County Development Services, Planning & Zoning Division			PHONE:	(928) 817-5000
<i>Enter comments below:</i>					
<p>If this project were to be in the unincorporated Yuma county, it would trigger a major amendment, since it would be considered a substantial alteration (10.8 acres), due to the increase of 8 or more acres of commercial space.</p>					

**ATTACHMENT B
STAFF WORKSHEET**

	STAFF RESEARCH – GENERAL PLAN AMENDMENT CASE #: GP-34714-2021 CASE PLANNER: JENNIFER ALBERS
---	--

I. Project Data

Project Location:				East of the NEC Araby Road and Interstate 8																									
Parcel Number(s):				197-04-042 (part) and 197-04-043 (part)																									
Parcel Size(s):				6.7 acres and 17.6 acres																									
Total Acreage:				10.8																									
Proposed Dwelling Units:				Maximum:		0		Minimum:		0																			
Address:																													
Applicant:				Perricone Heritage Properties																									
Applicant's Agent:				Nicklaus Engineering, Inc.																									
Land Use Conformity Matrix:				Current Zoning District Conforms:								Yes				No		X											
Zoning Overlay:		Public				AO				Auto				B&B				Historic				Infill				None		X	
Airport				Noise Contours		65-70				70-75				75+				APZ1				APZ2				Clear Zone			
		Existing Zoning				Current Use				General Plan Designation																			
Site		Agriculture (AG)				Undeveloped				Medium Density Residential and Commercial																			
North		Low Density Residential (R-1-8)				Undeveloped				Public/Quasi-Public																			
South		Light Industrial (L-I)				Interstate 8				Industrial																			
East		Agriculture (AG)				Undeveloped				Medium Density Residential																			
West		General Commercial (B-2)				Circle K and future hospital				Commercial																			
Prior Cases or Related Actions:																													
<u>Type</u>				<u>Conforms</u>				<u>Cases, Actions or Agreements</u>																					
Pre-Annexation Agreement				Yes				No				N/A																	
Annexation				Yes				No				O99-29 Adopted 7/2/99																	
General Plan Amendment				Yes				No				N/A																	
Development Agreement				Yes				No				N/A																	
Rezone				Yes				No				N/A																	
Subdivision				Yes				No				N/A																	
Conditional Use Permit				Yes				No				N/A																	
Pre-Development Meeting				Yes		X		No				Date: 7/9/2020																	
Enforcement Actions				Yes				No				N/A																	
Land Division Status:				Legal Lots of Record																									
Irrigation District:				None																									
Adjacent Irrigation Canals & Drains:				Gila Valley Canal																									
Water Conversion: (5.83 ac ft/acre)				62.96 Acre Feet a Year								Not applicable																	
Water Conversion Agreement Required				Yes				No		X																			

II. City of Yuma General Plan

Land Use Element:

Land Use Designation:	Parcels have two designations – Medium Density and Commercial									
Issues:	Resolves issue with parcels split by two land use designations									
Historic District:	Brinley Avenue		Century Heights		Main Street		None	X		
Historic Buildings on Site:	Yes		No	X						

Transportation Element:

Facility Plans

Transportation Master Plan	Planned	Existing	Gateway	Scenic	Hazard	Truck
26 th Street (alignment)	29 FT HW	0 FT HW				
Araby Road – Minor Arterial	60 FT HW	75 FT HW				
Interstate 8 - Interstate	100 FT HW	Varies	X	X	X	X
Bicycle Facilities Master Plan	Araby Road – Proposed Bike Lanes					
YCAT Transit System	Araby Road – Silver Route					
Issues:	Need local road access to this future commercial center from residential development to the east.					

Parks, Recreation and Open Space Element:

Parks and Recreation Facility Plan			
Neighborhood Park:	Existing: Desert Ridge Park	Future: Desert Ridge Park	
Community Park:	Existing: Kennedy Park	Future: North Mesa Community Park	
Linear Park:	Existing: East Main Canal Linear Park	Future: Gila Valley Canal Linear Park	
Issues:			

Housing Element:

Special Need Household:	N/A
Issues:	

Redevelopment Element:

Planned Redevelopment Area:	No						
Adopted Redevelopment Plan:	North End:		Carver Park:		None:	X	
Conforms:	Yes		No		N/A		

Conservation, Energy & Environmental Element:

Impact on Air or Water Resources	Yes		No	X	
Renewable Energy Source	Yes		No	X	
Issues:					

Public Services Element:

Population Impacts Population projection per 2013-2017 American Community Survey Police Impact Standard: 1 officer for every 530 citizens; Water Consumption: 300 gallons per day per person; Wastewater generation: 100 gallons per day per person	Dwellings & Type		Projected Population	Police Impact	Water Consumption		Wastewater Generation			
	<i>Single Family</i>									
	Maximum	Per Unit			Officers	GPD		AF	GPD	
	0	2.8			0	0.00		0	0.0	0
	Minimum									
	0	2.8	0	0.00	0	0.0	0			
Fire Facilities Plan:	Existing: Fire Station #5				Future: Fire Station #5					
Water Facility Plan:	Source:	City	X	Private		Connection:	Araby Road 16" line			
Sewer Facility Plan:	Treatment:	City	X	Septic		Private	Connection: 26th St Gravity Main			

Safety Element:

Flood Plain Designation:	500 Year Flood	Liquefaction Hazard Area:	Yes		No	X
Issues:						

Growth Area Element:									
Growth Area:	Araby Rd & Interstate 8	X	Arizona Ave & 16 th St		Avenue B & 32 nd St.				
	North End		Pacific Ave & 8 th St		Estancia		None		
Issues:									

Notification

Legal Ad Published: The Sun 7/24/21

Display Ad Published: 7/24/21

660' Vicinity Mailing: 7/12/21

54 Commenting/Reviewing Agencies noticed: 5/18/21

Site Posted: 7/26/21

Neighborhood Meeting: N/A

Hearing Dates: 8/9/21 & 8/23/21

Comments Due: 7/19/21

<i>External List</i>	<i>Response Received</i>	<i>Date Received</i>	<i>"No Comment"</i>	<i>Written Comments</i>
Yuma Metropolitan Planning Organization (ARS)	NR			
Yuma County Engineering	NR			
Yuma County Flood Control District	NR			
Yuma County Planning & Zoning (ARS)	Yes	5/19/21		X
Yuma County Public Works	NR			
Yuma County Airport Authority	Yes	5/20/21	X	
Yuma County Chamber of Commerce	NR			
Yuma County Assessor	NR			
Greater Yuma Econ. Development Corp.	NR			
Yuma County School Superintendent	NR			
YUHS District #70 (ARS)	NR			
Yuma Elementary School District #1 (ARS)	NR			
Crane School District #13 (ARS)	NR			
City of San Luis (ARS)	NR			
City of Somerton (ARS)	NR			
Imperial County, California (ARS)	NR			
Qwest Communications (ARS)	NR			
Arizona Public Service (ARS)	NR			
Time Warner Cable (ARS)	NR			
Southwest Gas (ARS)	NR			
Arizona Department of Transportation	Yes	6/7/21		X
Arizona Game & Fish Dept.	Yes	5/19/21		X
Arizona Department of Commerce (ARS)	NR			
Arizona State Attorney General (ARS)	NR			
Arizona Dept. of Water Resources (ARS)	NR			
Arizona State Land Department (ARS)	NR			
MCAS / C P & L Office (ARS)	NR			
Bureau of Land Management (ARS)	NR			
US Border Patrol	NR			
US Postal Service	NR			
Quechan Tribal Office	NR			
Cocopah Indian Tribe	NR			
Yuma County Water Users' Association	Yes	5/20/21	X	
Yuma Irrigation District	NR			
Yuma Mesa Irrigation Drainage District	NR			
Unit B Irrigation District	NR			
Yuma County Association of Realtor's	NR			
Yuma County Contractor's Association	NR			

AZ Society of Military Engineers (ASME)	NR			
AZ Society of Civil Engineers (ASCE)	NR			
AZ Society of Professional Engineers (ASPE)	NR			
El Paso Natural Gas Co.	NR			
Western Area Power Administration	Yes	5/20/21	X	

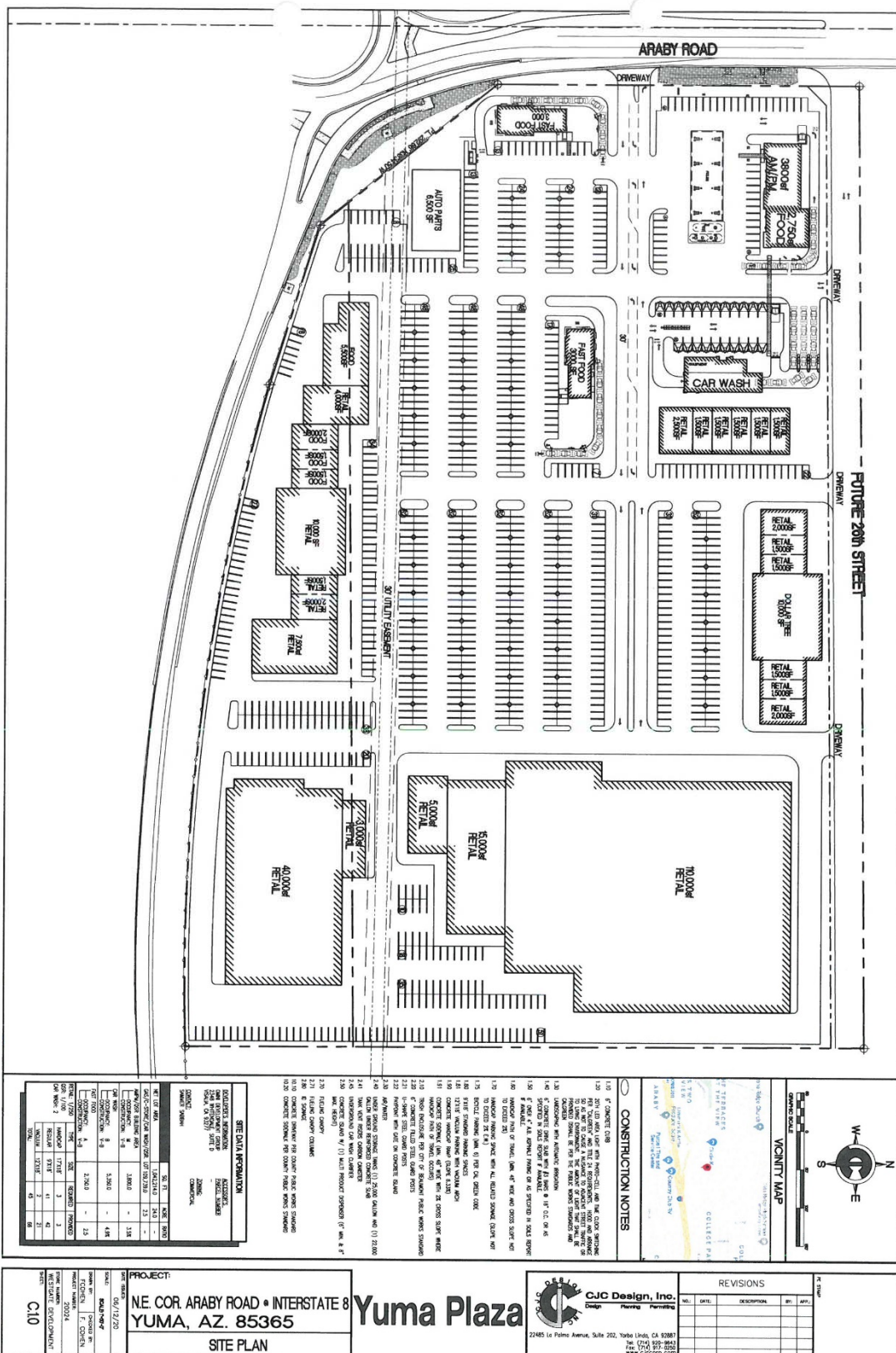
<i>City of Yuma Internal List</i>	<i>Response Received</i>	<i>Date Received</i>	<i>“No Comment”</i>	<i>Written Comments</i>
Susan Smith, Police	NR			
Rod Hamilton, Police	NR			
Philip Nau, Parks and Rec – Admin	NR			
Jeff Kramer, City Engineer	NR			
Traffic Engineer	NR			
Andrew McGarvie, Engineering	NR			
Kayla Franklin, Fire – Prevention	NR			
Randal Crist, DCD – Building Safety	NR			
Jeremy McCall, Utilities	NR			
Joel Olea, Public Works	NR			
NR=None Received	NR			

<i>Neighborhood Meeting</i>	<i>Comments Available</i>
N/A	N/A
<i>Prop. 207 Waiver</i>	
Received by Owner’s signature on the application for this land use action request.	

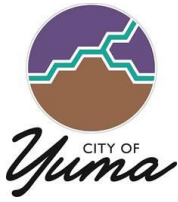
**ATTACHMENT C
AERIAL PHOTO**



ATTACHMENT D CONCEPTUAL PLAN



GP-34714-2021
August 9, 2021



STAFF REPORT TO THE PLANNING AND ZONING COMMISSION
THE DEPARTMENT OF PLANNING AND NEIGHBORHOOD SERVICES
COMMUNITY PLANNING
CASE TYPE – GENERAL PLAN AMENDMENT
Case Planner: Erika Peterson

Hearing Date: August 9th, 2021

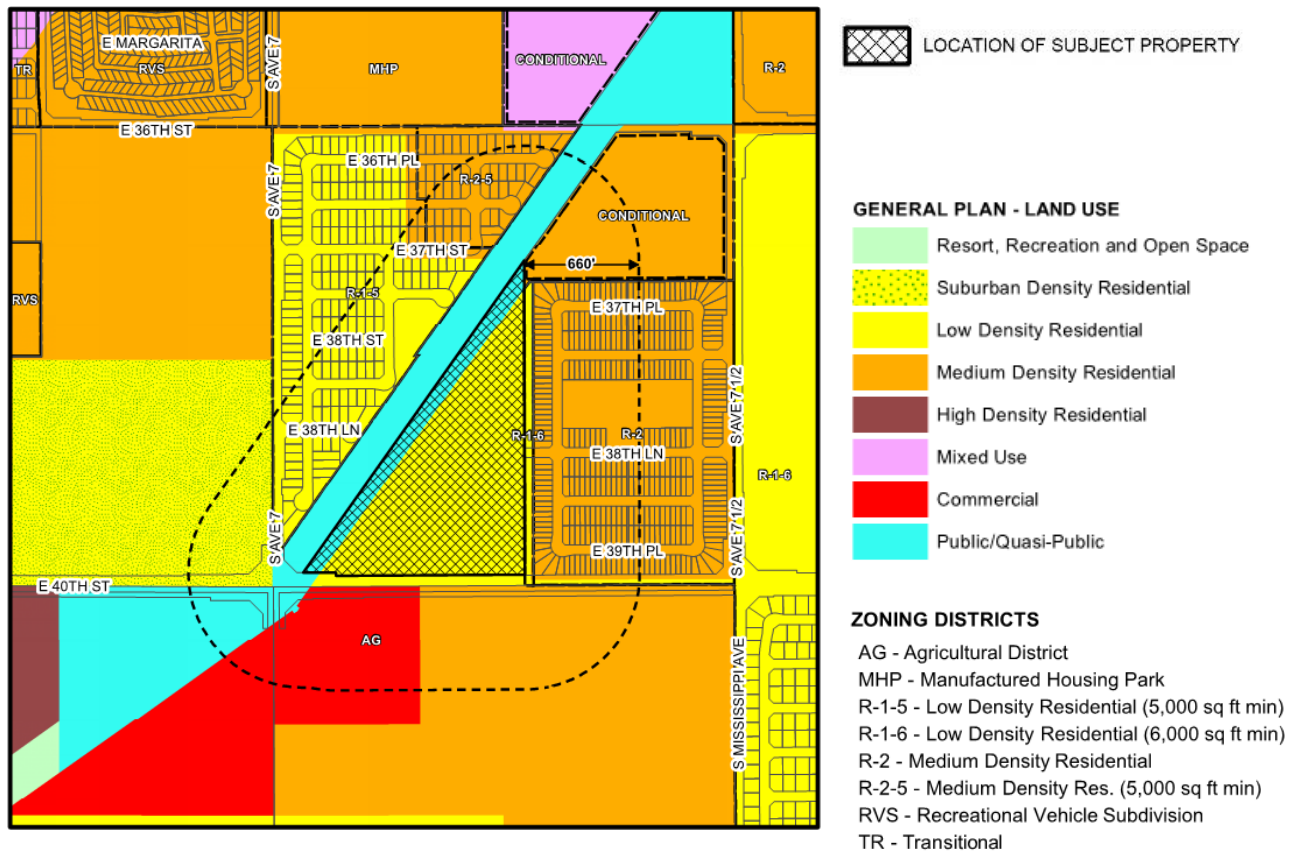
Case Number: GP-34792-2021

Project Description/Location:

This is a General Plan Amendment request by Dahl, Robins and Associates on behalf of Smoketree Desert Land LLC, to change the land use designation from Low Density Residential to Medium Density Residential for approximately 26.96 acres for property located at the northeast corner of 40th Street and Avenue 7E.

	Existing Zoning	Use(s) on-site	General Plan Designation
Site	Agriculture (AG)	Undeveloped	Low Density Residential
North	Low Density Residential (R-1-5)	Single-family homes	Low Density Residential
South	Agriculture (AG)	Undeveloped	Medium Density Residential/Commercial
East	Medium Density Residential (R-2)	Townhomes	Medium Density Residential
West	Low Density Residential (R-1-5)	Single-family homes	Low Density Residential

Location Map:



Prior site actions: Annexation Ordinance O97-81 January 2, 1998; General Plan Amendment GP1997-04; Z1997-026

Staff Recommendation: Staff recommends the Planning and Zoning Commission take public comment at this, the first of two public hearings. The second public hearing will be held on August 23, 2021.

Suggested Motion: Move to close the first public hearing on this general plan amendment request.

Staff Analysis: This is a General Plan Amendment request by Dahl, Robins and Associates on behalf of Smoketree Desert Land LLC, to change the land use designation from Low Density Residential to Medium Density Residential for approximately 26.96 acres. The property is located at the northeast corner of 40th Street and Avenue 7 E.

The existing Low Density Residential land use designation (1 to 4.9 dwelling units per acre) supports the following types of zoning: Suburban Ranch (SR-1), Residential Estates (RE-12, RE-18, RE-35), Low Density Residential (R-1-5, R-1-6, R-1-8, R-1-12, R-1-20, and R-1-40) and Residence-Manufactured Housing (R-MH) Districts.

The proposed Medium Density Residential land use designation (13 to 18 dwelling units per acre) supports the following types of zoning: Medium Density Residential (R-2), Recreation Vehicle Subdivision (RVS), Manufactured Home Subdivision (MHS) and Manufactured Home Park (MHP).

The applicant's intent is to develop a townhome subdivision under the R-2 zoning designation with the Planned Unit Development Overlay (PUD) District.

Density

The current land use designation of Low Density Residential would allow from 27 to 132 dwelling units to be constructed on the subject 26.96 acres.

The proposed Medium Density Residential land use designation would allow from 135 to 348 dwelling units to be constructed in a townhome subdivision.

Population

Information from the 2013-2017 American Community Survey provides data on population by housing unit type. The information results in an average household size for single-family homes of 2.1 persons per dwelling in the City of Yuma. Comparing the densities allowed within the General Plan, the potential persons expected are:

- Low Density Residential:
 - Minimum 27 homes – Expected population: 76
 - Maximum 132 homes – Expected population: 370
- Medium Density Residential:
 - Minimum 135 homes – Expected population: 284
 - Maximum 348 homes – Expected population: 731

The 2010 Census identified that 20% of the population within the City of Yuma was between 5 and 17 years of age. Therefore, the expected school-age population is estimated at:

- Low Density Residential:
 - Minimum expected population: 76 – School Age: 15
 - Maximum expected population: 370 – School Age: 74

- Medium Density Residential:
Minimum expected population: 284 – School Age: 57
Maximum expected population: 731 – School Age: 146

Transportation

This property is located west of Desert Sky Unit 1, between S. Avenue 7E and S. Avenue 8E and E. 40th Street in a developing area. Roadways to and from the site are currently being developed or have been identified in the City of Yuma Infrastructure Improvement Plan. Access to the property will be from the nearest major roadway, Avenue 8E.

A concern is the lack of connection points to major cross town arterials. The nearest east-west cross town roadway this site can connect to is 32nd Street. Currently the only connection and access to the development is off Avenue 8E. Crossings of the A Canal will be necessary in the future to facilitate the movement of traffic from this area to Avenue 7E particularly if something occurred on Avenue 8E to make it impassable. The widening of 40th Street from Avenue 6-3/4E to Avenue 8E has been identified in the City of Yuma's 2022-2026 Capital Improvement Program, under the Potential Infrastructure Projects (2027-2031), adopted June 2nd, 2021.

According to the City of Yuma Transportation Master Plan, Avenue 8E operates at a Level of Service (LOS) of C or above, meaning that there are stable conditions with movements somewhat restricted due to higher volumes but not objectionable to motorists. The Yuma Metropolitan Planning Organization identifies average annual daily traffic counts for 2019 as 3,952 vehicles on Avenue 8E east of the proposed development.

Housing

The Housing Element of the City of Yuma 2012 General Plan addresses the need to provide safe, decent, sanitary, and affordable housing for all residents. And specifically Objective 1.3 notes providing a variety of housing types:

Objective 1.3: Encourage a variety of housing types to meet all socioeconomic segments of the population, considering both full time and seasonal residents.

An Action Item of the Housing Element is to consider rezoning land for higher density residential development to promote additional rental and lower cost ownership options.

The General Plan amendment request is to provide a housing choice other than Low Density Residential single-family homes, which is the predominant housing option in the City of Yuma.

Public Services

It is a requirement of State Statute for a General Plan to identify public schools and other public buildings. The City of Yuma General Plan Public Services Element identifies the location of public/charter schools within the 3 school districts in the General Plan area. The request is located within the district boundaries of the Yuma Elementary School District One and the Yuma Union High School District.

According to the Yuma Elementary School District One School Boundary Maps, the elementary students in the subject area are within the boundary of Desert Mesa School

located at 2350 S. Avenue 7½E. Junior high school students are within the boundary of Gila Vista Junior High School at 2245 Arizona Avenue.

According to the Yuma Union High School District, the high school students are within the boundary of Gila Ridge High School located at 7150 E. 24th Street.

1. Does the proposed amendment impact any elements of the General Plan?

No. The elements of the General Plan will not be impacted by the proposed amendment.

Transportation Element:

FACILITY PLANS

Transportation Master Plan	Planned	Existing
40 th Street- Minor Arterial	50' HW	Varies, 62'-80'
Median Disclosure	Required	

2. Does the proposed amendment impact any of the facility plans?

No The change in land use will not significantly impact any of the facilities plans.

3. Is the proposed amendment in conflict with Council's prior actions?

Yes This current amendment request is in conflict with the 1997 General Plan amendment, GP97-004, to Low Density Residential (R98-02, approved 1/21/98). This request is also in conflict with a previous rezone request to Low Density Residential (R-1-8) which was approved by City Council on 12/16/98 (Ordinance 98-89) and has since expired.

Scheduled Public Hearings:

<input checked="" type="checkbox"/>	City of Yuma Planning and Zoning Commission: August 9, 2021
<input type="checkbox"/>	City of Yuma Planning and Zoning Commission: August 23, 2021
<input type="checkbox"/>	City of Yuma City Council: September 15, 2021

Public Comments Received:

See Attachment A

Agency Comments:

See Attachment B

Neighborhood Meeting Comments:

None Provided.

Attachments

A	B	C	D
Public Comments	Agency Comments	Staff Worksheet	Aerial Photo

Prepared By: Erika Peterson **Date:** 7/28/2021
Erika Peterson
Assistant Planner Erika.Peterson@YumaAZ.gov (928) 373-5000, ext. 3071

Reviewed By: Jennifer Albers **Date:** 7/28/21
Jennifer Albers, AICP
Principal Planner, Planning and Neighborhood Services

Reviewed By: Alyssa Linville **Date:** 07/29/2021
Alyssa Linville
Assistant Director, Planning and Neighborhood Services

**ATTACHMENT A
PUBLIC COMMENTS**


Name:	Ruth Elliot – 6/2/2021				Contact Information:	(928) 246-1612				
Method of Contact:	Phone	<input checked="" type="checkbox"/>	FAX	<input type="checkbox"/>	Email	<input type="checkbox"/>	Letter	<input type="checkbox"/>	Other	<input type="checkbox"/>
Comment: Wanted to know what the proposed amendment meant.										
Name:	Jose Martinez				Contact Information:	(928) 817-5000				
Method of Contact:	Phone	<input checked="" type="checkbox"/>	FAX	<input type="checkbox"/>	Email	<input type="checkbox"/>	Letter	<input type="checkbox"/>	Other	<input type="checkbox"/>
Comment: He owns property in Desert Sky Unit 1 and would like to know what the proposed amendment, from Low Density Residential to Medium Density Residential meant.										

ATTACHMENT B
AGENCY COMMENTS

DATE:	5/19/21	NAME:	Ian Latella	TITLE:	Habitat Specialist
AGENCY:	AZGFD			PHONE:	928-580-0163
<i>Enter comments below:</i>					
Prior to any ground disturbing activities, the Department would also like to encourage the City of Yuma to use the Online Environmental Review Tool (https://ert.azgfd.gov/) administered by the Department's Heritage Data Management System (HDMS). This tool is a useful resource that provides baseline information on special status species such as Arizona's Species of Greatest Conservation Need (SGCN) and Species of Economic and Recreational Importance (SERI).					

DATE:	5/19/21	NAME:	Dennis Patane	TITLE:	Realty Technician
AGENCY:	Western Area Power Administration- DSW Region			PHONE:	602 605-2713
<i>Enter comments below:</i>					
Western Area Power Administration (WAPA) has no objection to the General Plan Amendment, but please advise the landowner WAPA has a 50 foot easement traversing the westerly edge of the subject property, further identified as the Gila-Sonora 69-kV transmission line and also shown on the Desert Sky Lot Split map included in this request for comments email. WAPA requests the landowner to contact WAPA Lands Department prior to any construction activities, within the easement area. Thank you in advance for your cooperation.					

**ATTACHMENT C
STAFF WORKSHEET**

	STAFF RESEARCH – GENERAL PLAN AMENDMENT CASE #: GP-34792-2021 CASE PLANNER: ERIKA PETERSON
---	---

I. PROJECT DATA

Project Location:		NEC of 40 th Street and Avenue 7E												
Parcel Number(s):		197-10-016												
Parcel Size(s):		26.96 acres												
Total Acreage:		26.96												
Proposed Dwelling Units:		Maximum:		348		Minimum:		135						
Address:		NEC of 40 th Street and Avenue 7E												
Applicant:		Smoketree Desert Land, LLC												
Applicant's Agent:		Dahl, Robins and Associates												
Land Use Conformity Matrix:		Current Zoning District Conforms:								Yes		No	X	
Zoning Overlay:	Public		AO		Auto		B&B		Historic		None	X		
	Airport	Noise Contours	65-70		70-75		75+		APZ1		APZ2		CLEAR ZONE	
	Existing Zoning				Current Use				General Plan Designation					
Site	Agriculture (AG)				Undeveloped				Low Density Residential					
North	Low Density Residential (R-1-5)				Single-family homes				Low Density Residential					
South	Agriculture (AG)				Undeveloped				Medium Density Residential/Commercial					
East	Medium Density Residential (R-2)				Townhomes				Medium Density Residential					
West	Low Density Residential (R-1-5)				Single-family homes				Low Density Residential					
Prior Cases or Related Actions:														
Type			Conforms				Cases, Actions or Agreements							
Pre-Annexation Agreement	Yes		No		N/A									
Annexation	Yes	X	No		O97-81 adopted 1/2/98									
General Plan Amendment	Yes		No	X	GP1997-004- R98-02- From Suburban to Low Density									
Development Agreement	Yes		No		N/A									
Rezone	Yes		No	X	Z1997-026, expired									
Subdivision	Yes		No		N/A									
Conditional Use Permit	Yes		No		N/A									
Pre-Development Meeting	Yes	X	No		Date: 6/8/2017									
Enforcement Actions	Yes		No		N/A									
Land Division Status:		Legal lot of record (entire parcel)												
Irrigation District:		YMIDD												
Adjacent Irrigation Canals & Drains:		"A" Canal												
Water Conversion: (5.83 ac ft/acre)		157.17 Acre Feet a Year												
Water Conversion Agreement Required		Yes		No	X									

II. CITY OF YUMA GENERAL PLAN

Land Use Element:			
Land Use Designation:		Low Density Residential	
Noise Contour:	N/A	Overlay/Specific Area:	N/A

Issues:											
Historic District:	Brinley Avenue		Century Heights			Main Street			None	X	
Historic Buildings on Site:	Yes		No	X							
Transportation Element:											
FACILITY PLANS											
Transportation Master Plan			Planned				Existing				
40 th Street – Minor Arterial			50 Foot HW				33 Foot HW				
Median Covenant			Required								
Gateway Route		Scenic Route		Hazardous Cargo Route				Truck Route	X- 40 th Street		
Bicycle Facilities Master Plan			40 th Street Bike Lanes								
YCAT Transit System			Gold Route on 32 nd Street								
Issues:											
Parks, Recreation and Open Space Element:											
Parks and Recreation Facility Plan											
Neighborhood Park:	Existing: Saguaro Park				Future: Saguaro Park						
Community Park:	Existing: Kennedy Park				Future: South Mesa Community Park						
Linear Park:	Existing: East Main Canal Linear Park				Future: "A" Canal Linear Park						
Issues:											
Housing Element:											
Special Need Household:	N/A										
Issues:	Housing option other than single family residential										
Redevelopment Element:											
Planned Redevelopment Area:	N/A										
Adopted Redevelopment Plan:	North End:		Carver Park:		None:	X					
Conforms:	Yes		No		N/A						
Conservation, Energy & Environmental Element:											
Impact on Air or Water Resources	Yes		No	X							
Renewable Energy Source	Yes		No	X							
Public Services Element:											
Population Impacts Population projection per 2013-2017 American Community Survey Police Impact Standard: 1 officer for every 530 citizens; Water Consumption: 300 gallons per day per person; Wastewater generation: 100 gallons per day per person			Dwellings & Type		Projected Population	Police Impact	Water Consumption		Wastewater Generation		
			2-4 Units								
			Maximum	Per Unit		Officers	GPD	AF	GPD		
			348	2.1	731	1.38	219,240	245.6	73,080		
			Minimum								
			135	2.1	284	0.53	85,050	95.3	28,350		
Fire Facilities Plan:	Existing: Fire Station No. 5				Future: Fire Station No. 7						
Water Facility Plan:	Source:	City	X	Private		Connection:	38 th Lane- 8" PVC				
Sewer Facility Plan:	Treatment:	City	X	Septic		Private		Connection: 38 th Lane Sewer Line			
Issues:	Utility extensions required to the site										
Safety Element:											
Flood Plain Designation:	500 Year Flood Zone				Liquefaction Hazard Area:		Yes		No	X	
Issues:											
Growth Area Element:											
Growth Area:	Araby Rd & Interstate 8	X	Arizona Ave & 16 th St			Avenue B & 32 nd St.					
	North End		Pacific Ave & 8 th St			Estancia		None			
Issues:											

NOTIFICATION

- Legal Ad Published: The Sun 7/24/21
- Display Ad Published: 7/24/21
- 660' Vicinity Mailing: 7/12/21
- 54 Commenting/Reviewing Agencies noticed: 5/18/21
- Site Posted: 6/3/2021
- Neighborhood Meeting: 6/8/2021
- Hearing Dates: 8/9/21 & 8/23/21
- Comments Due: 7/19/21

External List	Response Received	Date Received	"No Comment"	Written Comments
Yuma Metropolitan Planning Organization (ARS)	NR			
Yuma County Engineering	NR			
Yuma County Flood Control District	NR			
Yuma County Planning & Zoning (ARS)	YES	5/19/21	X	
Yuma County Public Works	NR			
Yuma County Airport Authority	YES	5/20/21	X	
Yuma County Chamber of Commerce	NR			
Greater Yuma Econ. Development Corp.	NR			
Yuma County School Superintendent	NR			
YUHS District #70 (ARS)	NR			
Yuma Elementary School District #1 (ARS)	NR			
Crane School District #13 (ARS)	NR			
City of San Luis (ARS)	NR			
City of Somerton (ARS)	NR			
Imperial County, California (ARS)	NR			
Qwest Communications (ARS)	NR			
Arizona Public Service (ARS)	NR			
Time Warner Cable (ARS)	NR			
Southwest Gas (ARS)	NR			
Arizona Department of Transportation	YES	5/25/21	X	
Arizona Fish & Game Dept.	YES	5/19/21		X
Arizona Department of Commerce (ARS)	NR			
Arizona State Attorney General (ARS)	NR			
Arizona Dept. of Water Resources (ARS)	NR			
Arizona State Land Department (ARS)	NR			
MCAS / C P & L Office (ARS)	NR			
USDA – NRCS	NR			
Bureau of Land Management (ARS)	NR			
US Border Patrol	NR			
US Postal Service	NR			
Quechan Tribal Office	NR			
Cocopah Indian Tribe	NR			
Yuma County Water Users Association	YES	5/20/21	X	
Yuma Irrigation District	NR			
Yuma Mesa Irrigation Drainage District	NR			
Unit B Irrigation District	NR			
Yuma County Association of Realtor's	NR			
Yuma County Contractor's Association	NR			
AZ Society of Military Engineers (ASME)	NR			
AZ Society of Civil Engineers (ASCE)	NR			
AZ Society of Professional Engineers (ASPE)	NR			
El Paso Natural Gas Co.	NR			
Western Area Power Administration	YES	5/19/21		X

City of Yuma Internal List	Response Received	Date Received	"No Comment"	Written Comments
Susan Smith, Police	NR			
Rod Hamilton, Police	NR			
Jason Nau, Parks and Rec – Admin	NR			
Ron Ramirez, Parks and Rec – Grounds	NR			
Jeff Kramer, City Engineer	NR			
Traffic Engineer	NR			
Andrew McGarvie, Engineering	NR			
Kayla Holiman, Fire – Prevention	NR			
Randal Crist, DCD – Building Safety	NR			
Jeremiah McCall, Utilities	NR			
Joel Olea, Public Works	NR			
NR=None Received	NR			

Neighborhood Meeting	Comments Available
June 8 th , 2021	None received.
Prop. 207 Waiver	
Received by Owner's signature on the application for this land use action request.	

ATTACHMENT D
AERIAL PHOTO

